

TJS

<b>FROM</b>	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 E. FAYETTE STREET, 8 <sup>th</sup> FLOOR
	SUBJECT	CITY COUNCIL BILL #10-0453/SALE OF PROPERTY-3400, 3404, 3408, AND 3410 HAWKINS POINT ROAD -BLOCK 7005, LOTS 10, 11, 12, 13

CITY of  
BALTIMORE  
**MEMO**



DATE: April 30, 2010

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street  
Baltimore, MD 21202

At its regular meeting of April 29, 2010 the Planning Commission considered City Council Bill #10-0453, which is for the purpose of authorizing the Mayor and City of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 3400, 3404, 3408, and 3410 Hawkins Point Road (Block 7005, Lots 10, 11, 12, 13) and no longer needed for public use; and providing for a special effective date.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended approval of City Council Bill #10-0453 and adopted the following resolution, seven members being present (seven in favor).

**RESOLVED**, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #10-0453 be passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Division Chief of the Land Use and Urban Design Division, at 410-396-4488.

TJS/WA/ttl

Attachments

- cc:
- Mr. Andy Frank, Deputy Mayor
  - Ms. Sophie Dagenais, Chief of Staff
  - Ms. Angela Gibson, Mayor's Office
  - The Honorable Bill Henry, City Council Commission Representative
  - Ms. Nikol Nabors-Jackson, DHCD
  - Mr. Larry Greene, Council Services
  - Mr. Walter Horton, Department of Real Estate





*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*



*Thomas J. Stosur*  
Director

### STAFF REPORT

**April 29, 2010**

**REQUEST:** City Council Bill #10-0453/ Sale of Property – 3400, 3404, 3408, and 3410 Hawkins Point Road – Block 7005, Lots 10, 11, 12, 13.

For the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain properties known as 3400, 3404, 3408, and 3410 Hawkins Point Road (Block 7005, Lots 10, 11, 12, 13) and no longer needed for public use; and providing for a special effective date.

**RECOMMENDATION:** Approval

**STAFF:** Melvin Hicks

**PETITIONER:** The Comptroller (Department of Real Estate)

**OWNER:** Mayor and City Council

#### **SITE/GENERAL AREA**

**Site Conditions:** The properties known as 3400, 3404, 3408, and 3410 Hawkins Point Road (Block 7005, Lots 10, 11, 12, & 13) are unimproved and covered with vegetation. These four City owned parcels total approximately 1.88 acres in size and are zoned M-3.

**General Area:** The subject properties are located in the South Baltimore in Hawkins Point. The properties are just on the outskirts of the Interstate 695 Baltimore Beltway. This area is characterized by heavy industrial uses.

#### **HISTORY**

There have been no previous Planning Commission actions pertaining to the subject properties.

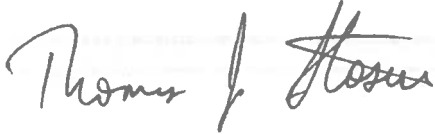
#### **CONFORMITY TO PLANS**

The subject properties are not within an Urban Renewal Plan area. This proposal to sell the subject properties is consistent with the Baltimore City Comprehensive Master Plan LIVE Goal 1, Objective 2: Strategically Redevelop Vacant Properties throughout the City.

**ANALYSIS**

City Council Bill #10-0453 authorizes the sale of properties addressed 3400, 3404, 3408, and 3410 Hawkins Point Road. It is staff findings that the subject properties are not needed for public purposes. These properties are surplus and can be sold. The City has received expression of interest to purchase these lots from two different parties. The Department of Real Estate will take each request before the impacted community association to obtain their input before making a judgment to sell to either entity.

Staff has notified Brooklyn and Curtis Bay Coalition, City Council Representative, and Department of Real Estate of this action.



**Thomas J. Stosur,  
Director**